

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL PB-9a
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and Federal laws; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. The Most Worshipful Hiram Grand Lodge, Ancient, Free and Accepted Masons, Inc. Jurisdiction of Massachusetts, be and hereby is tentatively designated as Redeveloper of a portion of Disposition Parcel PB-9 in the South End Urban Renewal Area, said portion not to exceed fifteen thousand (15,000) square feet in area, and to be known as Disposition Parcel PB-9a, subject to submission of the following information within one hundred twenty (120) days:

- (a) Preliminary site plan;
- (b) Cost estimate of the proposed facility;
- (c) Evidence of financial capability to purchase and develop the land in accordance with the approved plans and specifications.

2. Disposition of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. The Secretary is hereby authorized and directed to publish notice of the proposed disposition transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended.

MEMORANDUM

September ²¹14, 1967

TO: Boston Redevelopment Authority

FROM: Francis. X. Cuddy, Development Administrator

SUBJECT: South End Urban Renewal Area, Project No. Mass. R-56
Tentative Designation of Developer, Disposition Parcel PB-9a

SUMMARY: This memorandum recommends the Most Worshipful Hiram Grand Lodge, AF and AM, Inc. be tentatively designated as redeveloper of a portion of Disposition Parcel PB-9

The Most Worshipful Hiram Grand Lodge is located at 1042 Tremont Street, and is scheduled for acquisition by the Authority. This organization has been in existence in the South End for the past sixty years and has very strong roots there. It wishes to remain in the South End and to take an active part in renewing that area, as a large proportion of its membership lives in the Lower Roxbury Area.

The Hiram Grand Lodge has completed a space study which indicates that a 15,000 square foot site would permit construction of a proposed three-story building and provide sufficient off-street parking for use by the Lodge.

Disposition Parcel PB-9 is located on Ball Street between Shawmut Avenue and Washington Street, in the Lower Roxbury district of the South End Project Area. The parcel is designated in the Renewal Plan for institutional use and contains approximately 63,700 square feet. It has been proposed to develop the site for a community center building, but plans for the community center have not yet been prepared in detail, since the site is staged for acquisition by the Authority in 1969.

Since a Masonic Lodge is community oriented and institutional in nature, and reduction of PB-9 by 15,000 square feet would still leave sufficient space for a public community building, it is proposed to subdivide Parcel PB-9 into PB-9a and PB-9b and to designate Hiram Grand Lodge as developer of PB-9a, the smaller portion. After a site plan is submitted showing the boundaries of PB-9a, a recommendation will be submitted to advance the acquisition staging time if the development schedule so warrants.

Hiram Grand Lodge would retain Sert, Jackson and Associates as its architect and New England Development Corporation as developer. Both of these firms are already working in the South End Urban Renewal Area.

It is recommended that the Authority adopt the attached Resolution which tentatively designates the Hiram Grand Lodge as Redeveloper of Parcel PB-9a and gives the Lodge 120 days to develop a preliminary site plan and cost estimate of the facility, and produce evidence of financial capability to purchase and redevelop this site.

Attachment